

Grantee: Louisville Jefferson County Metro Government, KY

Grant: B-08-MN-21-0001

January 1, 2011 thru March 31, 2011 Performance Report

Grant Number:

B-08-MN-21-0001

Obligation Date:

03/20/2009

Grantee Name:

Louisville Jefferson County Metro Government, KY

Award Date:

03/20/2009

Grant Amount:

\$6,973,721.00

Contract End Date:

03/20/2013

Grant Status:

Active

Review by HUD:

Original - In Progress

QPR Contact:

No QPR Contact Found

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Jefferson County ranks highest among the Commonwealth of Kentucky's 120 counties and the Louisville MSA has been identified as the area with greatest need for assistance to reduce the number of foreclosures. According to the Kentucky Office of the Courts, Louisville/Jefferson County Metro Government (Louisville Metro), ranks highest among statewide jurisdictions with the greatest likelihood of future foreclosure, abandonment and deterioration. According to the Foreclosure and Abandonment Risk scores furnished by HUD, when aggregated to the county level, Louisville Metro was the only county assigned a most distressed score of 100 out of 100 points by the Kentucky Department for Local Government.

The areas of greatest need to be targeted with NSP funds are the Park duValle area (Census Tracts 10, 127.01, and 128.01); Shawnee (Census Tracts 4 and 7); Newburg (Census Tracts 113.01, 114.04, 114.05 and 114.06); and Smoketown/Shelby Park (Census Tracts 62 and 65).

Distribution and and Uses of Funds:

February 2011 Technical Amendment:

The following is a list of updates that were made to the Action Plan.

1. Updated tenure type for all ongoing activities.
2. Updated housing type, SF or MF, for all ongoing activities.
3. Updated performance measures for all ongoing activities.
4. Updated performance measures for all canceled activities.

April 2010 Amendment: As of the quarter ending June 30, 2010 Louisville Metro will invite capable non-profit organizations to participate as developers in the NSP program. Louisville Metro will limit invitations to non-profit developers in delivering the NSP strategy. NSP funds will be used in tandem with other monetary resources including HUD allocated entitlement funds. Louisville Metro is also taking additional steps to capitalize and strengthen neighborhood-based groups and Community Housing Development Organizations (CHDOs). Metro has also committed Community Development Block Grant (CDBG) funds to demolish privately owned blighted properties and to perform residential repair.

Proposed Action Plan Budget as of April 2010-\$6,973,721.00

\$697,372(10%-F)-Administration;

\$2,100,000(30%-B1)-Low-Income Set-Aside Rental;

\$2,676,349(38%-E2)-Acquisition-Rehab-Homeownership;

\$1,500,000(22%-E1)-Acquisition-Rehab-Public Facility

Louisville Metro will utilize no more than 10% of its NSP allocation for Administration-Eligible Use F. The Low Income Set-Aside requirement will be met under Eligible Use B by allocating \$2,100,000.00 or 30% of the total grant award to the Louisville Metro Housing Authority for the provision of rental housing for low-income households.

September 2009 Technical Amendment: As of the second quarter Louisville Metro wishes to revise the NSP budget and eliminate the "Direct Disposition" or Landbanking activity under Eligible Use C in favor of consolidating all direct activities under Eligible Use B - Purchase and Redevelop Foreclosed Properties. Funding allocated under Use B will be utilized for a consumer-driven purchase-

resale program, where income eligible, potential NSP homebuyers will have an opportunity to select a foreclosed property, located in any one of the fourteen NSP Census Tracts, and to have that property renovated on their behalf. After receiving the final NSP Bridge Notice and having attended the NSP-1 Training in Chicago, IL July 6-7, 2009, Louisville Metro is better informed on actual activities allowed under each of the eligible use categories. With this understanding, we have also eliminated line items set aside for Eligible Use A & Financing Mechanisms, as downpayment grants, principle write downs, or development subsidies can be realized under Uses B or E. The final Action Plan budget reflects only two "Projects" crossing three eligible use types available in DRGR. Funding under Use E (\$4,184,233) will be reserved for the developer request for proposals. Project specific "Activities" were added with zero balances as we anticipate potentially using funds for acquisition of residential properties, acquisition of non-residential properties, rehabilitation, new construction, and demolition to complete site specific projects. Finally, Metro will explore the "lump-sum draw down" provisions found at 24 CFR 570.513 to expedite the obligation and expenditure of NSP funds. Non-NSP resources will be used for educating and informing residents about redevelopment opportunities presented through HERA and local government's efforts under the NSP.

Louisville Metro also reserves the right to revise this plan and/or reprogram NSP funds, as appropriate, subject to the alternative requirements governing citizen participation.

December 2008 Amendment: Neighborhoods designated as high priority areas receiving initial benefit from NSP and other available entitlement funds are: Park duValle area census Tracts 10, 127.01, and 128.01; Shawnee (Census Tracts 4 and 7); Newburg (Census Tracts 113.01, 114.04, 114.05 and 114.06); and Smoketown/Shelby Park (Census Tracts 62 and 65). Using information from local governmental sources, all vacant properties in these areas will be mapped and determinations will be made on whether individual properties are consistent with NSP eligible use requirements and locernment objectives. The NSP allows the use of only the low-and-moderate income national objective. All funds will be used to assist individuals or families with incomes at or below 120 percent of area median income (AMI). In addition, no less than 25 percent of funds (\$1,743,430) will be used to purchase or redevelop abandoned or foreclosed residential properties that will be used to house individuals or families at or below 50 percent of AMI. Louisville Metro will target NSP funded activities into areas of greatest need as stipulated in HERA. Each Target Area will be further analyzed and Metro will explore defining smaller project areas based on our ability to concentrate programmatic efforts and achieve sustainable outcomes for the resident in the immediate area. Detailed strategies will be determined on a neighborhood-by-neighborhood basis, at the street level, in collaboration with neighborhood leaders and Metro Council representatives.

The initial proposed budget for NSP activities included \$697,372 for Direct Disposition (10%), \$1,394,744 for Direct Acquisition (20%), \$1,743,430 for Indirect Finance (25%), \$1,743,430 for Indirect Production (25%), and \$697,372 for Indirect Public Facilities (10%). Louisville Metro will utilize no more than 10% (\$697,372) of its NSP allocation for Administration.

Definitions and Descriptions:

April 2010 Amendment: Five additional non-profit organizations were selected based on their proven track records in affordable housing development, rehabilitation, and/or management, Eligible Use E1 and E2. These nonprofit organizations have demonstrated propensities to perform community development projects with public resources and/or to leverage public resources toward outcomes that stabilize the community. Their combined capacity has led to numerous affordable rental or homeownership units being placed into service. Each organization has a history of working closely with neighborhood stakeholders and benefits from strong affirmations of public and private support for their proposed activities. Louisville Metro believes that project readiness combined with the developers' respective expertise will result in measurable neighborhood impacts for the areas of greatest need.

Louisville Metro is proposing two non-residential acquisition and rehabilitation projects that will operate as public facilities in two different areas of greatest need. Youthbuild Louisville and Habitat for Humanity of Metro Louisville will be assisted in acquiring vacant commercial properties in the Smoketown and Portland neighborhoods, respectively. Each organization will leverage an NSP investment of \$750,000.00 to develop operational space for its administrative and programmatic functions. Louisville Metro expects the neighborhood impact from these projects to be threefold. First, both projects will immediately produce positive impact for the surrounding areas. Second, Youthbuild Louisville serves a limited clientele by educating and training low-income young adults in residential construction and/or related trades. Third, Habitat for Humanity has established itself not only as a leading provider of affordable single-family housing, but has also become one of the most productive housing developers in the local area. While all of the households served by Habitat for Humanity are classified well within the LMMI income range, many of those homeowners are considered to earn incomes between 50-60 percent of the area median income. The NSP investment in both projects is expected to raise organizational capacity and operational efficiency, and thereby broadening the respective impact within the areas of greatest need.

Louisville Metro will not utilize the Louisville-Jefferson County Landbank Authority to complete acquisitions, as all NSP-funded acquisitions will be facilitated by the selected non-profit partners. Louisville Metro and its development partners will not emphasize "abandoned" property acquisitions due to state mandated judicial sale procedures which hinder the acquisition procedure. Likewise, Louisville Metro has no plans to initiate property tax foreclosure proceedings at part of its NSP acquisition strategy. Housing & Family Services will continue to work with Metro Codes & Regulations to keep property owners accountable. All NSP-funded acquisitions will require no less than a one percent discount per transaction per the July 11, 2009 technical correction (i.e. "NSP-1 Bridge Notice"). The proposed timeline for carrying out the program is outlined below.

Under the homeownership component of its NSP strategy, Louisville Metro will provide direct homeownership assistance consisting of both gras and principal write-downs via soft-second m. Louisville Metro will ensure initial affordability of NSP-assisted housing by implementing underwriting criteria for all direct homeowner subsidies. The Metro NSP will require that homebuyers occupy the unit as their primary residence from the time of purchase throughout the established period of affordability. NSP homebuyers will need their debt burden to fall within the range acceptable to FHA, and all primary loans will need to be fixed-rate with no prepayment penalties. The Metro NSP will strongly encourage front-end debt-to-income ratios of twenty-five (25%) and back-end debt-to-income ratios at or below forty-five percent (45%); but under no circumstances will front-end ratio's be allowed over thirty percent (30%).

In addition to down payment grants which may be applied against a private lender's required down payment or closing costs (but not "pre-pays"), forgivable loans will be provided to eligible purchasers in an amount required to make the primary mortgage payment consistent with the recommended affordability ratios. NSP soft-second mortgages will be fully repayable if the home is sold before the end of the sixth full year after purchase, thereafter, the loan will be forgiven incrementally until the loan is fully forgiven at the end of the

affordability period. As the program progresses, the amount and structure of financial assistance may be adjusted to respond to market conditions. All eligible potential homebuyers will be offered a minimum direct subsidy to create additional incentives for purchasing homes in the areas of greatest need.

The sale price after rehabilitation must be the lower of the after-rehab appraised value or actual cost the builder/developer has in the house. Prior to the ultimate sale to an owner/occupant, a financial summary prepared by the builder/developer will be submitted to Louisville Metro to ensure the sale price conform to program requirements. To assist non-profit developers in obtaining interim financing, Louisville Metro will seek a resolution from the Louisville Metro Council authorizing forgivable loans to the selected NSP development partners. Louisville Metro will allow each loan to be subordinated to privately-provided interim financing facilities obtained by the developers at their own discretion.

September 2009 Technical Amendment: Working with potential NSP homebuyers early on in the redevelopment process provides many benefits to Metro and to the homebuyer. The program will allow the homebuyer to be amply involved throughout the renovation process and to become intimately familiar with the property before taking ownership. Louisville Metro would also benefit from quickly obligating NSP funds to cover acquisition, counseling fees, construction costs, downpayment assistance, and principle write downs; and doing so without the risk of associated with purely speculative redevelopment. Preference will be given to families in the 50% AMI income category and outcomes will be counted toward the low-income set aside requirement. The proposed Action Plan revision reflects a total of \$2,092,116.00 allocated to this program under Eligible Use B.

December 2008 Amendment: In preparation for receiving the NSP special allocation, Louisville Metro established a housing policy Advisory Panel to gather input from the private sector, external Metro Government agencies, and the Louisville Metro Council. Financial institution, housing development professionals and supportive service providers were each represented on the panel. Four subcommittees were formed to evaluate the topics such as financial leveraging opportunities, geographical need, residential construction challenges, and homebuyer concerns. The programmatic activities and priorities reflected in this amendment are a direct result of the conclusions and recommendations of the Advisory Panel based on information gathered by and for the panel.

To ascertain areas of greatest need, Louisville Metro analyzed data from a number of sources. The HUD USER website assessed need using a variety of factors including home value decline, incidence of high cost loans, and Post Office data on residential vacancies. Louisville Metro considered areas of greatest stress to be those Census Tract Block Groups which received the designation of "distressed", "moderately distressed", and "in need of revitalization" on a scale of 1 to 10 (with 10 indicating the greatest degree of distress). Louisville Metro's primary emphasis will be on those rated "in need of revitalization" by US HUD. The Metro Department of Inspections, Permits and Licenses (IPL) also provided information regarding the length of vacancy and citations for Code violations for vacant structures; and the Master Commissioner of Jefferson Circuit Court provided information on foreclosures throughout Metro Louisville. In addition to addressing areas of greatest need, the Advisory Panel also considered other neighborhood characteristics. Specific areas of priority were chosen based on the following:

- Existing neighborhood plan or infrastructure plan
- Existing neighborhood involvement, e.g. Block Watches, Weed and Seed
- Potential economic development corridors, which create or could create jobs
- Neighborhood assets and amenities, e.g. parks, playgrounds, schools
- Owner-occupancy rate and trends
- Vacancy rates, from the Department of Inspections, Permits and Licenses
- Foreclosure information from Metro 211 program which was established to counsel people in foreclosure crisis
- Housing value trends from the Property Valuation Administrator.

Based on the best available information, the Advisory Panel prioritized neighborhoods suffering disproportionate levels of foreclosure stress and deterioration of the existing housing stock. Data provided by US HUD is based on Census Tract boundaries which do not always correspond with commonly recognized neighborhood boundaries. Louisville Metro was able to overlay high risk Census Tracts on a map of the jurisdiction to identify the most closely correlated neighborhoods. Recognizing the unique programmatic opportunities that each neighborhood presents will necessarily yield neighborhood specific strategies comprised of the eligible uses brought forth in the NSP by HERA. Efforts to identify the specific areas of greatest need were informed by analyzing data made available by the Office of Policy Development and Research's HUD USER. Toward making determinations of greatest need, Louisville Metro has adopted the "Estimated Foreclosure Abandonment Risk Score." These Risk Scores incorporate factors such as the percentage of home foreclosures, the percentage of homes financed by subprime mortgages, and residential vacancy rates. After reviewing Risk Scores for all Census Tract Block Groups within the jurisdiction, Louisville Metro defines areas of greatest need to be those Block Groups which received a Risk Score of "moderately distressed", "distressed" or "in need of revitalization" on a scale of 1 to 10 (with 10 indicating the greatest degree of future foreclosure risk and abandonment). The areas of greatest need to be targeted with NSP funds are the Park duValle area (Census Tracts 10, 127.01, and 128.01); Shawnee (Census Tracts 4 and 7); Newburg (Census Tracts 113.01, 114.04, 114.05 and 114.06); and Smoketown/Shelby Park (Census Tracts 62 and 65).

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Summary of Public Comments on the
Amendment to the NSP Substantial Amendment

ACCEPTED COMMENTS

Comment: Debra Mercer

Ms. Mercer brought to the attention of Louisville Metro Department of Housing and Family Services (LMHFS), NSP program staff, an error contained in the major revision to the NSP Substantial Amendment. Specifically, there was a citation in the amendment listing Census Tract

62 as being Portland instead of Smoketown/Shelby Park.

Response: LMHFS has made the correction and appreciates the careful review by our external partners.

Comment: Joe Gliessner, New Directions Housing Corporation

New Directions Housing Corporation (NDHC) expressed appreciation for being one of the non-profit developers selected to carry out NSP activities and expressed support of the overall plan specifically highlighting its confidence in its ability to administer NSP activities in the Shelby Park Neighborhood. NDHC reiterated the importance of homeownership assistance, expressed commitment to the timeframe and expressed a desire to quickly finalize developer agreements as ample NSP-eligible properties have been identified.

Response: LMHFS agrees and will work to quickly finalize developer agreements.

Comment: Jonathan Lowe, River City Housing Board Member

Mr. Lowe expressed appreciation for LMHFS recognizing the capacity and proven track record of River City Housing Corporation, evident by the selection of this organization to carry out NSP activities, and expressed support of the overall plan.

Response: LMHFS agrees.

Comment: Tim Barry, Louisville Metro Housing Authority (LMHA)

LMHA expressed appreciation for being one of the non-profit developers selected to carry out NSP activities in an effort to increase affordable rental and homeownership opportunities and expressed support of the neighborhood specific strategy of the NSP program. LMHA expressed confidence and assurance regarding its capacity to undertake the activities in the given timeframe, citing its success with the Clarksdale/Liberty Green project.

Response: LMHFS agrees.

Comment: Christie McCravy, Louisville Urban League (REBOUND, Inc.)

Ms. McCravy expressed appreciation for being one of the non-profit developers selected to carry out NSP activities, specifically citing REBOUND's enthusiasm over the development of two homes in the Hallmark and Shawnee neighborhoods.

Response: LMHFS agrees.

Comment: Chris Posey

Response: Mr. Posey expressed his opposition to the major revisions to the NSP Substantial Amendment and to the entire NSP process. Specifically, Mr. Posey is opposed to the selection of the non-profit developers chosen to administer NSP activities, as the procurement process was not open bidding, as was included in the original NSP Substantial Amendment. Mr. Posey further cites concerns that the developers were chosen in an exclusionary and subjective manner due to LMHFS's inability to administer the NSP program in a timely manner. What's more, Mr. Posey states that the process has excluded minority owned and operated entities, with the exception of the Louisville Urban League, which has not been engaged in housing rehabilitation for several years.

Response: While the original NSP Substantial Amendment included a procurement process, it became apparent that due to the NSP timeline for expenditures of grant funds that LMHFS would not have time to undertake a type of procurement process it had never used before and that teaming with established partners with proven capacity to undertake the activities allowed for under the grant was more prudent. The amendment process contained in the Consolidated Plan allows for entitlement communities to adapt its programs to changing circumstances.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$6,973,721.00
Total CDBG Program Funds Budgeted	N/A	\$6,973,721.00
Program Funds Drawdown	\$449,332.41	\$1,821,329.18
Program Funds Obligated	\$0.00	\$6,973,721.00
Program Funds Expended	\$1,336,728.72	\$2,697,925.87
Match Contributed	\$0.00	\$0.00

Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,046,058.15	\$0.00
Limit on Admin/Planning	\$697,372.10	\$225,942.78
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,743,430.25	\$2,100,000.00

Overall Progress Narrative:

Louisville Metro continues to meet regularly with its partners and stakeholders. Construction progress updates are presented by each developer. The balance of the discussion of each meeting addresses general administrative issues that are equally relevant to all the partners. During the first quarter of 2011, the NSP team met seven times.

Recent concerns related to the timeliness of expenditures or draws and the overall NSP marketing and outreach strategy have been expressed by HUD officials. The Grantee asserts that all projects and funds are expected to be incurred, expended and drawn down via DRGR within the timeframe expressed in the federal funding agreement dated March 20, 2009. The quarterly summaries contained in this report are attempt to reassure the Grantor that the grant is indeed well-managed and that the Grantee its Partners are committed to meeting or exceeding their particular NSP objectives and performance measures associated with project.

River City Housing was the first homeownership developer to complete the Metro NSP's first homebuyer closing on March 4, 2011. The homebuyer is currently working towards a degree which dovetails with a local initiative created by our recently elected Mayor to have Louisville residents obtain over 50,000 degrees. The final closing was preceded by a well-attended media event in the Newburg neighborhood. Staff and members of the River City Housing board of directors were joined by the Honorable Mayor Greg Fischer, Councilwoman Barbara Shanklin, a representative from the office of Congressman John Yarmuth, representatives from the Louisville Field Office, other local CHDO's and many NSP partners.

Below is a summary of topics addressed during the quarter:

Partners and staff shared information and feedback from the NDC NSP-TA site assessment conducted on February 10-11, 2011 the Grantee's February 11th meeting with representatives from the Louisville Field Office.

Jack Trawick of the Center for Neighborhoods presented new research on the state of foreclosures and residential vacancy rates in our 14 census tracts. Some of his findings were alarming. Newburg is probably the healthiest of neighborhoods (3% average vacancy), while Portland is the worst (25% average vacancy). Shelby Park is a close

second with an average vacancy of about 23% and now exceeds the Smoketown neighborhood in residential vacancies. The presentation was followed by an in depth discussion on the timing and causes of some of the most troubling data.

New guidance from the NSP Resource Exchange was shared and discussed with our partners. The guidance lays out acceptable project delivery costs for developers and subrecipients. Metro will adopt these guidelines in its payment practices.

Staff reviewed Section 3 interpretation and its application to each of the projects. Many partners will require ongoing technical assistance in defining what to report or to what extent contracts should be reported. The Grants Planning, Compliance and Monitoring division continues to be quite helpful in providing guidance on appropriate application of Section 3 standards.

Expectations for presenting requests for payment were reviewed and reiterated to the partners. The following requirements are in currently in effect:

p>Forthcoming payment requests are subject to a lender's title endorsement.
Contractor lien waivers must be presented with requests pursuant to construction progress.
All projects are subject to inspection by the Grantee's rehabilitation staff regardless of whether the project retains a licensed architect. Developers may request copies of the Grantee's inspection reports for their records.
Conditions of releasing payments may include any combination of the following - title endorsement, draw inspection, contractor waivers or revised/additional documentation.

Many partners are becoming familiar with obtaining and providing title endorsements as a precedent to collecting payment from the Grantee. The expectations and procedure for preparing said endorsements was reviewed with all partners.

Metro has strongly advised all homeownership partners to include an NSP addendum for all NSP homebuyer purchase contracts. We owe thanks to the NSP Resource Exchange for making templates for the addendum readily available to all grantees and partners.

The following error messages were relayed when attempting to the input data for the New Directions and REBOUND activity reports, respectively. The information that would have been reported in these sections is included in the overall progress narrative so as not to delay submission of this quarter's report.
"sum of the totals for Single Family units for all QPRs to-date must be equal to Housing Units Total For all QPRs to-date 5."
"sum of the totals for Single Family units for all QPRs to-date must be equal to Housing Units Total For all QPRs to-date 4"

08-E4-NEW DIRECTIONS HOUSING CORP

New Directions obtained certificates of occupancy on the first of two of five units currently under construction on East St. Catherine. The remaining items to be completed are included on the general contractor's punch list and the developer sponsored an informal open house and invited neighborhood residents. The developer has worked consistently to invite stakeholders to participate in their efforts surrounding the Shelby Park Revitalization. Neighborhood residents, especially those who live nearby were also invited to come see the newly constructed homes and learn about how the program works. New Directions has closed on the initial acquisitions of the last two remaining properties, which were delayed due to a myriad of challenging title issues. One case involved an investment property that was included in a pending divorce settlement. Whereas the other case involved a family property where the current owner had passed away without having a will. The developer, working through their counsel, was eventually able to notify and obtain the necessary signatures from approximately one dozen heirs spread across the Mid-West region who retained a financial interest in the property. The general contractor was able to obtain a demolition permit and completed demolition on one of the five parcels after securing comments from the Metro Landmarks and Preservation staff. The demolition was privately financed by the developer and in no way completed using federal grant funds of any kind. The burned out structure in question had been a blighting influence on the neighborhood for quite some time.

Program Funds Expended for this period: \$312,485.38

New construction was substantially completed or expected to be completed as outlined below:

530 E. St.Catherine Street 40203: April 15, 2011
 532 E. St.Catherine Street 40203: April 15, 2011
 538 E. St.Catherine Street 40203: August 1, 2011
 526 E. St.Catherine Street 40203: August 1, 2011
 536 E. St.Catherine Street 40203: Construction start pending program proceeds

08-E5-REBOUND INC

REBOUND has begun remediation on the first of four units (408 N. 41st Street - Shawnee) and remediation contracts pending on the remediation of the remaining have been reviewed and commented on by Grantee staff. General construction began on at least one REBOUND house with plans to begin rehabilitation an average of 1-2 weeks after completing remediation on each home. The Grantee's rehabilitation staff was instrumental in providing direct consultations and technical assistance prior to issuing the authorization to begin rehabilitation on the second unit in progress (2121 Allston Avenue - Shawnee). Staff recommendations obtained during the on-site inspection resulted in a revision to the site-specific cost estimate and allocation of the remaining contingency line-item to complete the additional repairs. REBOUND began the process of obtaining as-built fair market appraisals and working with a licensed realtor to list the homes concurrently during the ongoing remediation and rehabilitation process. Preliminary results from the as-built appraisals appear promising. The suggested purchase price on the first completed unit will listed at \$90,000.

Program Funds Expended for this period: \$189,440.43

General rehabilitation was completed or expected to be completed as outlined below:

408 N. 41st Street: June 15, 2011
 4500 Jewell Avenue: September 1, 2011
 2121 Allston Avenue: July 1, 2011
 321 N. Shawnee Terrace: August 1, 2011

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
A, Shawnee	\$0.00	\$0.00	\$0.00
B, Portland	\$0.00	\$0.00	\$0.00
B- Acquisition-Rehab, Homebuyer Choice Program	\$0.00	\$0.00	\$0.00
B1, LOUISVILLE METRO HOUSING AUTHORITY	\$0.00	\$2,100,000.00	\$0.00
C, Smoketown/Shelby Park	\$0.00	\$0.00	\$0.00
D, Park DuValle	\$0.00	\$0.00	\$0.00
E, Newburg	\$0.00	\$0.00	\$0.00
E-Redevelopment, Developer Request For Proposals	\$0.00	\$0.00	\$0.00
E1, ACQUISITION-REHAB-PUBLIC FACILITY	\$115,853.59	\$1,500,000.00	\$811,268.74
E2, ACQUISITION-REHAB-HOMEOWNERSHIP	\$307,633.12	\$2,676,349.00	\$784,117.66
E3, RIVER CITY HOUSING, INC	\$0.00	\$0.00	\$0.00
E4, NEW DIRECTIONS HOUSING COPRORATION	\$0.00	\$0.00	\$0.00
E5, REBOUND	\$0.00	\$0.00	\$0.00
F, Administration	\$25,845.70	\$697,372.00	\$225,942.78

Activities

Grantee Activity Number:	08-B1-LOU METRO HOUSING AUTHORITY
Activity Title:	LOW INCOME SET ASIDE ACQUISITION, REHAB AND RENTAL

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B1

Projected Start Date:

07/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

LOUISVILLE METRO HOUSING AUTHORITY

Projected End Date:

03/20/2013

Completed Activity Actual End Date:
Responsible Organization:

LOUISVILLE METRO HOUSING AUTHORITY

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,100,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,100,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$2,100,000.00
Program Funds Expended	\$40,490.07	\$40,490.07
LOUISVILLE METRO HOUSING AUTHORITY	\$40,490.07	\$40,490.07
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

FUNDS WILL BE USED TO ACQUIRE "FORECLOSED" AND "VACANT" PROPERTIES PHYSICALLY LOCATED IN THE PRIORITY AREAS. FUNDING FOR THIS ACTIVITY WILL BE USED TO MEET THE LOW INCOME HOUSING SET-ASIDE REQUIREMENT BY PROVIDING RENTAL UNITS FOR CLIENTS SERVED BY LMHA

Location Description:

AREAS ADJACENT PARK DUVALLE(CT-10,127.01,128.01); SHAWNEE (CT-4,7); PORTLAND (CT-3,21,23); SMOKETOWN/SHELBY PARK(CT 62,65)

Activity Progress Narrative:

As was noted in the recent Technical Assistance Reassessment report the LMHA Development Corporation did initially struggle to acquire REO properties. The developer was eventually successful in acquiring five REO properties and experience eight documented failed acquisition attempts. With the recent passing of the Dodd-Frank Wall Street Reform and Consumer Protection Act the developer was able to meet its objectives by utilizing vacant, unimproved parcels from the Louisville Metro Housing Authority (an identity of interest). Eliminating the REO requirement for the set-aside will facilitate a forthcoming revision to the DRGR Action Plan that will reclassify a portion of the project allocation to new construction under Eligible Use E – Redevelopment. Based on the revised and retooled site-specific cost estimates, Development Corporation expects to produce ten units of rental housing for the benefit of low-income households.

Specifications for rehabilitation work were prepared and bid packages were designed to include multiple properties per general contract. The target completion date for construction is June 30, 2012. The first bid package was advertised on March 23, 2011. This package was comprised of 4 rental units at 719 and 721 East Kentucky. These two particular buildings are historically significant and require design sensitivity and coordination with the Metro landmarks representative to be able to return them to their previous level of prominence in the community. Design also included time to investigate lead and asbestos and formulate abatement design to maintain historic elements. The interiors are being gutted. Because these particular

buildings require the most time for construction they were bid out first. The procurement process on the second and third bid packages are expected to be completed during the following quarter. All bid packages will follow PIH procurement guidelines as is the policy adopted by the Development Corporation.

The developer, an instrumentality of the housing authority, is also in regular communication with their local PIH representatives regarding the use of NSP funds by the development corporation and the eventual ownership by the housing authority. It is important to note that the vast majority of the housing authority's clientele are well under the low-income limit. While there is essentially no likelihood of tenants exceeding LISA requirements, the Louisville Metro Housing Authority, may need to obtain explicit permission from PIL to limit occupancy to 50% AMI clients. They are also using the NSP as leverage in a pending HOPE VI proposal and are told that Louisville may be the only jurisdiction in the nation using NSP funds to develop public housing.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/9	0/0	0/9	0
# Renter Households	0	0	0	0/9	0/0	0/9	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	08-E1-YOUTHBUILD
Activity Title:	ACQUISITION, REHAB AND PUBLIC FACILITY

Activity Category:

Acquisition, construction, reconstruction of public facilities

Project Number:

E1

Projected Start Date:

07/01/2010

Benefit Type:

Direct Benefit (Persons)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQUISITION-REHAB-PUBLIC FACILITY

Projected End Date:

12/31/2011

Completed Activity Actual End Date:
Responsible Organization:

YOUTHBUILD LOUISVILLE

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$750,000.00
Total CDBG Program Funds Budgeted	N/A	\$750,000.00
Program Funds Drawdown	\$12,130.33	\$444,560.42
Program Funds Obligated	\$0.00	\$750,000.00
Program Funds Expended	\$466,886.87	\$899,316.96
YOUTHBUILD LOUISVILLE	\$466,886.87	\$899,316.96
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

THIS ACTIVITY WILL MEET THE NATIONAL OBJECTIVE, BENEFITTING LOW AND MODERATE INCOME PERSONS BY SERVING A LIMITED CLIENTELE WHOSE INCOME ARE AT OR BELOW 80 PERCENT OF AREA MEDIAN INCOME THRU THE ACQUISITION, REHABILITATION AND NEW CONSTRUCTION OF ITS PROGRAMMATIC AND ADMINISTRATIVE HEADQUARTERS

THE RESPONSIBLE ORGANIZATION PROVIDES TRAINING AND EDUCATION PROGRAMS THAT OFFER GED COMPLETION COURSES AND PREPARATION FOR EMPLOYMENT IN CONSTRUCTION TRADES. THE FACILITY WILL PROVIDE A CENTRALIZED LOCATION FOR OPERATIONS THEREBY REDUCING RESOURCES AND TIME REQUIRED TO MANAGE LOGISTICAL CHALLENGES. ADDITIONAL SPACE FROM CREATING A GREEN-CAMPUS WILL ALLOW THE ORGANIZATION TO ACCOMMODATE MORE PARTICIPANTS AND EXPAND INTO OTHER TRAINING OPPORTUNITIES FOR ADULTS. YOUTHBUILD LOUISVILLE AVERAGES 40 YOUNG ADULT PARTICIPANTS IN THE FULL-TIME ELEVEN MONTH PROGRAM AND 50 YOUNG ADULT PARTICIPANTS IN THE PART-TIME SUMMER PROGRAM. YOUTHBUILD EXPECTS TO DOUBLE THE NUMBER OF PERSONS SERVED IN THE FULL-TIME AND PART-TIME PROGRAMS. YOUTHBUILD ALSO PLANS TO BEGIN OFFERING ONGOING TRAINING OPPORTUNITIES IN GREEN CONSTRUCTION PROFESSIONAL TRADES FOR APPROX 25 TO 150 LOW AND MODERATE INCOME ADULTS

Location Description:

CENSUS TRACT #62-SMOKETOWN NEIGHBORHOOD

Activity Progress Narrative:

During the quarter ended March 31st Youthbuild Louisville was able to complete a rigorous review and approval process to obtain a construction permit for the planned vertical improvements on their "Green Campus" project. The project acquisition included the acquisition and assembly of several parcels comprising the entire site or campus. As such, the developer and their representatives were able to successfully navigate the removal or revision of several obsolete zoning restrictions or development guidelines enforced by the Metro Land Development Code. Since obtaining the final approval and construction permit vertical improvements have begun. The developer is also working through its board of directors to institute a multi-million

dollar fundraising campaign to complete the improvements planned over several subsequent phases of their master plan for the completed campus. Phase I will become a one-stop shop for Youthbuild and include classrooms, meeting and conference rooms, construction workspace, outdoor classrooms, a mini-orchard, community rain gardens and a recycling center. Long range plans include constructing another building that could provide emergency boarding for program participants and office space for additional community partners like Project Warm, a local non-profit weatherization assistance provider. The entire project was recently featured prominently in the Neighborhoods Section of the local daily publication.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# of buildings (non-residential)	0	1/1
# of Public Facilities	0	1/1
# of Non-business Organizations	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Persons	0	0	0	0/90	0/25	0/115	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	08-E2-HABITAT FOR HUMANITY
Activity Title:	ACQUISITION, REHAB AND PUBLIC FACILITY

Activity Category:

Acquisition, construction, reconstruction of public facilities

Project Number:

E1

Projected Start Date:

07/01/2010

Benefit Type:

Direct Benefit (Persons)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQUISITION-REHAB-PUBLIC FACILITY

Projected End Date:

12/31/2011

Completed Activity Actual End Date:
Responsible Organization:

HABITAT FOR HUMANITY OF METRO LOUISVILLE

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$750,000.00
Total CDBG Program Funds Budgeted	N/A	\$750,000.00
Program Funds Drawdown	\$103,723.26	\$366,708.32
Program Funds Obligated	\$0.00	\$750,000.00
Program Funds Expended	\$398,420.26	\$717,040.23
HABITAT FOR HUMANITY OF METRO LOUISVILLE	\$398,420.26	\$717,040.23
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

THIS ACTIVITY WILL MEET THE NATIONAL OBJECTIVE BENEFITTING LOW, AND MODERATE INCOME PERSONS BY SERVING A LIMITED CLIENTELE WHOSE INCOME ARE AT OR BELOW 80 PERCENT OF AREA MEDIAN INCOME THRU THE ACQUISITION, REHABILITATION. NSP FUNDS FOR PHASE 1 (ACQUISITION OF TWO BUILDINGS, PARTIAL REHAB OF ONE).

THE RESPONSIBLE ORGANIZATION SPECIALIZES IN PRODUCTION AND FINANCING OF SINGLE-FAMILY HOMEOWNERSHIP OPPORTUNITIES FOR LOW AND MODERATE INCOME HOUSEHOLDS. THE FACILITY WILL PROVIDE A CENTRALIZED LOCATION FOR OPERATIONS THEREBY REDUCING RESOURCES AND TIME REQUIRED TO MANAGE LOGISTICAL CHALLENGES. ADDITIONAL SPACE FROM CREATING A CENTRALIZED HEADQUARTERS WILL ALLOW THE "RESTORE" LINE OF BUSINESS TO EXPAND OPERATIONAL CAPACITY AND INCREASE REVENUES OVER TIME. THESE REVENUES WILL BE UTILIZED TO REACH A GOAL OF CONSTRUCTING 300 NEW HOMES BY THE YEAR 2019. CURRENT ANNUAL PRODUCTION IS APPROX 25 HOMES PER YEAR WITH AN AVERAGE OF 35 FAMILIES PARTICIPATING THROUGHOUT THE PIPELINE. BY THE COMPLETION OF PHASE 1,2, AND 3 HABITAT FOR HUMANITY OF METRO LOUISVILLE ANTICIPATES ANNUAL GROWTH IN PRODUCTION AND PARTICIPATION OF APPROX 10 PERCENT

Location Description:

CENSUS TRACT #23-PORTLAND NEIGHBORHOOD

Activity Progress Narrative:

Rehabilitation on Phase I of the "Home for Habitat" project was substantially completed on schedule as of April 29, 2011. The developer has experienced several delays in draw requests as the general construction manager is also experiencing delayed invoicing from the subcontractors. According to the weekly progress report, as of April 29, 2011 the developer has incurred expenditures totally ninety-nine percent of their NSP allocation. The developer has requested \$671,300 or ninety percent of their allocation and expects to request one hundred percent of the remaining funds, less retainage during the next quarter. CPD representatives from the Louisville Field Office visited the site during their visit with the Grantee in February 2011. No

issues or concerns were raised based on their observations of the work in progress. While the NSP funded Phase I is essentially complete, the developer's administrative staff are planning to relocate pending completion of the CDBG and General Funded Phase II, which is expected to be completed by August 15, 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# of buildings (non-residential)	0	2/1
# of Public Facilities	0	1/1
# of Non-business Organizations	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Persons	0	0	0	0/10	0/15	0/25	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	08-E3-RIVER CITY INC
Activity Title:	ACQUISITION, REHAB AND HOMEOWNERSHIP

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

E2

Project Title:

ACQUISITION-REHAB-HOMEOWNERSHIP

Projected Start Date:

07/01/2010

Projected End Date:

03/20/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

RIVER CITY HOUSING INC.

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,225,450.00
Total CDBG Program Funds Budgeted	N/A	\$1,225,450.00
Program Funds Drawdown	\$110,392.00	\$386,548.91
Program Funds Obligated	\$0.00	\$1,225,450.00
Program Funds Expended	\$414,044.91	\$690,201.82
RIVER CITY HOUSING INC.	\$414,044.91	\$690,201.82
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NONPROFIT DEVELOPER WHO WILL ACQUIRE AND REHABILITATE PROPERTIES FOR EVENTUAL SALE TO LOW, MIDDLE AND MODERATE INCOME HOMEBUYERS

Location Description:

AREA ADJACENT PARK DUVALLE(CT 10,127.01,128.01); SHAWNEE (CT 4,7); PORTLAND (CT 3,21,23); SMOKETOWN/SHELBY PARK(CT 62,65); NEWBURG (CT 113.01,114.04,114.05,114.06)

Activity Progress Narrative:

River City Housing continues to lead all our homeownership partners in production. The developer secured four purchase contracts on homes currently under renovation. One of these homes located in the Newburg neighborhood was successfully closed with an eligible buyer. During the Grantee's underwriting and income verification process, the buyer was determined to be well under fifty percent of area median income. The buyer had participated in a locally administered Homeownership program facilitated by another NSP partner. The client was able to apply their household-subsidy benefits toward their monthly mortgage payment, which together with a significant NSP-funded and HOME-funded subsidy, brought down the affordability ratio to an ideal level, well below the thirty percent maximum limit. The client is currently employed and working towards completion of a post-graduate degree. The remaining potential buyers who have signed purchase contracts with the developer have yet to submit applications to the Grantee. Such requests are on hold pending final approval of the proposed NSP Incentive policy and guidelines. Once the approval is secured, the developer will work closely with their licensed realtor to assist the client in completing their applications for direct homebuyer assistance.

Most homes will be completed during the next quarter. General rehabilitation was completed or expected to be completed as outlined below:

4001 Naomi Drive 40219, Census Tract 114.05 - Newburg - completed and sold
 1402 Forest Drive, 40219, Census Tract 114.05 - Newburg - expected completion date April 29, 2011
 2432 Rowan Street, 40212, Census Tract 21 - Portland - expected completion date April 25, 2011

4815 Valla Road, 40213, Census Tract 114.04 - Newburg - expected completion date July 1, 2011
 2729 Alford Avenue, 40212, Census Tract 21 - Portland - expected completion date June 1, 2011
 2712 Duncan, 40212, Census Tract 21 - Portland - expected completion date May 1, 2011
 5712 Jeanine Drive, 40219, Census Tract 114.05 - Newburg - expected completion date June 1, 2011
 2818 Rowan Street, 40211, Census Tract 3 - Portland - expected completion date August 1, 2011

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/8

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/8
# of Singlefamily Units	1	1/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/0	0/0	1/8	100.00
# Owner Households	1	0	1	1/0	0/0	1/8	100.00

Activity Locations

Address	City	State	Zip
4001 NAOMI DRIVE	LOUISVILLE	NA	40219-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	08-E4-NEW DIRECTIONS HOUSING CORP
Activity Title:	ACQUISITION, REHAB AND HOMEOWNERSHIP

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

E2

Projected Start Date:

07/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQUISITION-REHAB-HOMEOWNERSHIP

Projected End Date:

03/20/2013

Completed Activity Actual End Date:
Responsible Organization:

NEW DIRECTIONS HOUSING CORPORATION

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$825,450.00
Total CDBG Program Funds Budgeted	N/A	\$825,450.00
Program Funds Drawdown	\$171,724.51	\$257,940.88
Program Funds Obligated	\$0.00	\$825,450.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NONPROFIT DEVELOPERS WHO WILL ACQUIRE AND REHABILITATE PROPERTIES FOR EVENTUAL SALE TO LOW, MIDDLE AND MODERATE INCOME HOMEBUYERS

System did not allow selection of "Activity is being carried out by Grantee" and input into the "Proposed budgets for organizations carrying out Activity" section. However, "No" the Grantee is not carrying out the activity; the proposed budget for this activity is \$825,450 and the responsible organization that is carrying out the activity is a non-profit organization

Location Description:

AREAS ADJACENT PARK DUVALLE(CT 10,127.01,128.01); SHAWNEE (CT 4,7); PORTLAND (CT 3,21,23); SMOKETOWN, SHELBY PARK (CT 62,65); NEWBURG(CT 113.01,114.04,114.05,114.06)

Activity Progress Narrative:
Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/4
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	5	0/0	0/0	5/5	0.00
# Owner Households	0	0	5	0/0	0/0	5/5	0.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	08-E5-REBOUND INC
Activity Title:	ACQUISITION, REHAB, AND HOMEOWNERSHIP

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

E2

Projected Start Date:

07/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQUISITION-REHAB-HOMEOWNERSHIP

Projected End Date:

03/20/2013

Completed Activity Actual End Date:
Responsible Organization:

REBOUND, INC

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$625,449.00
Total CDBG Program Funds Budgeted	N/A	\$625,449.00
Program Funds Drawdown	\$25,516.61	\$139,627.87
Program Funds Obligated	\$0.00	\$625,449.00
Program Funds Expended	\$0.00	\$124,934.01
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NONPROFIT DEVELOPERS WHO WILL ACQUIRE AND REHABILITATE PROPERTIES FOR EVENTUAL SALE TO LOW, MODERATE, AND MIDDLE INCOME HOMEBUYERS.

Location Description:

AREAS ADJACENT PARK DUVALLE(CT 10,127.01,128.01); SHAWNEE (CT 4,7); PORTLAND (CT 3,21,23); SMOKETOWN/SHELBY PARK(CT 62,65); NEWBURG (CT 113.01,114.04,114.05,114.06)

Activity Progress Narrative:
Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/4
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/4	0
# Owner Households	0	0	0	0/0	0/0	0/4	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 08-F1-ADMINISTRATION

Activity Title: ADMINISTRATION

Activity Category:

Administration

Project Number:

F

Projected Start Date:

01/01/2009

Benefit Type:

N/A

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/20/2013

Completed Activity Actual End Date:

Responsible Organization:

Louisville Metro Department of Housing and Family

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$697,372.00
Total CDBG Program Funds Budgeted	N/A	\$697,372.00
Program Funds Drawdown	\$25,845.70	\$225,942.78
Program Funds Obligated	\$0.00	\$697,372.00
Program Funds Expended	\$16,886.61	\$225,942.78
Louisville Metro Department of Housing and Family Services	\$16,886.61	\$225,942.78
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration activities to support NSP implementation.

Location Description:

Neighborhoods and concentrated areas located within the low and moderate census tracts referred to in the substantial amendment.

Activity Progress Narrative:

Revisions to the Substantial Amendment were drafted and published for public comment on March 4, 2011. The final proposal and comments were submitted to the Louisville Field Office on March 22, 2011. Highlights of the proposal include guidelines for the "NSP Homebuyer Incentive" which is comprised of downpayment assistance, closing cost assistance and principle write-downs. Affordability Ratios are limited to thirty percent of income for all income qualified households. A maximum write down of \$25,000 is available for middle income buyers while a maximum write down of \$50,000 is proposed for buyers at or below 80% of area median income. As of April 29, 2011 approval of the proposed incentives remains outstanding.

During a February 11, 2011 orientation to the Department of Housing and Family Services, conducted for the benefit of local CPD representatives, the Grantee was briefed on the need to furnish weekly progress reports on NSP activities. Partners and staff were subsequently introduced to the CPD weekly reporting template and deadlines which are maintained in real-time utilizing "cloud" computing. Furthermore, administration of the NSP has gone viral by establishing a Picasa-based web album

Partners and staff shared information and feedback from the NDC NSP-TA reassessment conducted on February 10-11, 2011. Technical Assistance representatives spent less time reviewing partners' on-site project records and elected to concentrate on visiting actual project sites. Each partner had ample opportunity to engage the NSP advisors on multiple issues as appropriate. The technical advisors rated the Grantee and its partners on their level of understanding and capacity spanning

across twelve dimensions including: program requirements and rules, program design, program administration and grant management, project financing, financial management, cross-cutting federal requirements, construction management, and collaboration. Generally all rating factors had improved since the initial assessment completed in January 2010.

Select comments from the reassessment are included below:

“The staff at Louisville Metro has a strong working knowledge of NSP requirements and rules and has worked successfully with all of their partners to ensure the success of the program.”

“In looking at the acquisition and draw files, the grantee’s monitoring and construction management efforts are well documented. The grantee did receive assistance previously to assist with the set-up for DRGR and currently no issues have arisen that would require further assistance in this area.”

“The Re-Assessment visit confirmed the initial evaluation of the ability of Metro to oversee the construction of NSP-funded projects...As outlined above, the staff is intimately involved in reviewing and approving plans and specifications and in inspecting construction quality for draw purposes.”

“Again, the Re-Assessment visit reaffirmed the initial assessment of the partner’s ability to oversee the construction process.”

“The developers working with Metro are aware and experienced in the applicable federal requirements as demonstrated through examination of their files by the Re-Assessment team.”

“Louisville Habitat for Humanity and Youthbuild Louisville do not have recent experience in developing public facilities, but both organizations have strong experience in managing residential construction projects and understand the process and potential issues. Both organizations are committed to incorporating significant green design elements in their projects.”

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
